

31 McCallum Gardens

BELLSHILL, NORTH LANARKSHIRE, ML4 2SR



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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*Excellent three-bed semi, set in a popular
location, walk-in condition, garage*



McEwan Fraser Legal are delighted to offer to the market this excellent three-bed semi-detached villa, presented to the market in fantastic order throughout. This beautiful property offers comfortable accommodation which would make a fantastic first-time buy, family home or even a sound Buy-To-Let investment. Great emphasis has been placed on the creation of easily managed free-flowing space on a bright and fresh layout.

THE LOUNGE



Accessing the home through the entrance hall, it is immediately apparent the property is perfect for today's modern living. The warm and inviting lounge benefits from a large window that floods the room with natural light and the shape of the room offer a plethora of furniture layout options.

THE KITCHEN/DINER



The beautiful kitchen diner has been fitted to include a good range of floor and wall mounted units, which provides a stylish and very efficient workspace. It further benefits from an integrated electric oven, gas hob, extractor hood, and ample space for a freestanding washing machine, dishwasher and under-counter side by side fridge and freezers, all helping to make the ideal kitchen area for any chef to create a marvellous meal.

The French doors flood the room with light and allow access to the private rear garden, a fantastic spot to spend a summer's evening and entertain family and friends on sunnier days.





The upper level of the property hosts two tastefully decorated double bedrooms and one single, all with ample storage. All bedrooms are bright, welcoming and relaxing. The beautiful family bathroom consists of a white suite with a chrome radiator and an electric shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



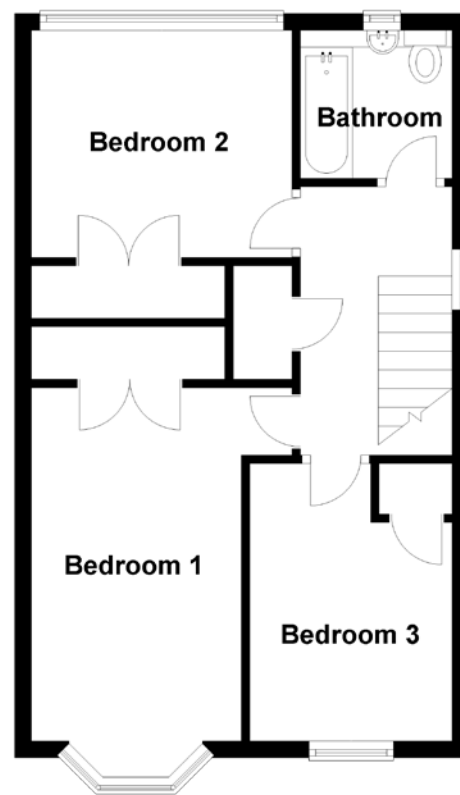
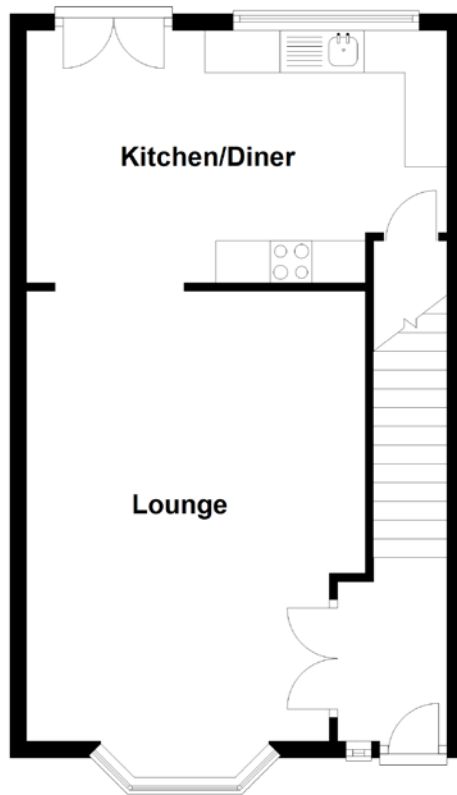
The exterior of the property mirrors the excellent condition of the interior and is complemented with low-maintenance gardens and a garage for those who like to tinker with a hobby. The property further benefits from double glazing, gas central heating and off-street parking in the form of a three car driveway.

It is only after close inspection buyers will fully appreciate this impressive and comfortable home and therefore viewing is highly recommended at the earliest opportunity.

THE GARDEN & VIEW



FLOOR PLAN, DIMENSIONS & MAP



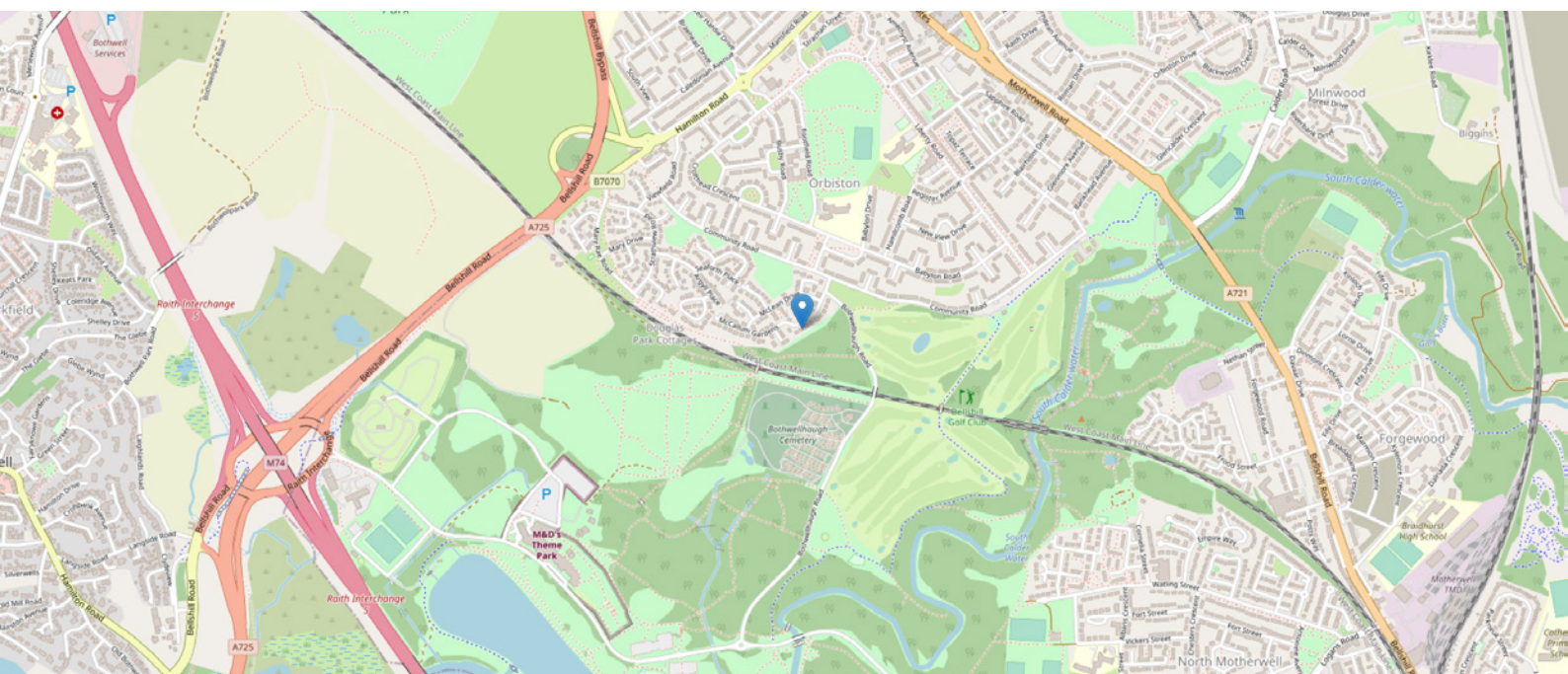
Approximate Dimensions
(Taken from the widest point)

Lounge	5.35m (17'7") x 4.03m (13'3")
Kitchen/Diner	5.00m (16'5") x 3.00m (9'10")
Bedroom 1	4.20m (13'9") x 3.10m (10'2")
Bedroom 2	3.10m (10'2") x 2.70m (8'10")
Bedroom 3	3.30m (10'10") x 2.40m (7'11")
Bathroom	1.95m (6'5") x 1.80m (5'11")

Gross internal floor area (m²): 87m²
EPC Rating: C

Buyer's Premium Value: £3995.00

Extras (Included in the sale): Freestanding appliances and furniture may be available by separate negotiation. The children's activity slide and frame is not included in the sale.



THE LOCATION

The property has an ideal central location and is within a few minutes drive to Bellshill town centre and train station, which offers excellent rail links to Glasgow, Edinburgh and other surrounding Lanarkshire towns. Bellshill is convenient for the M8 and M74 motorways. Amenities in the area include sports facilities, shopping, bars, restaurants, schooling and recreation.





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